

001.0

0004

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,328,800 / 1,328,800

USE VALUE:

1,328,800 / 1,328,800

ASSESSED:

1,328,800 / 1,328,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'BRIEN JENNIFER WILSON B/TR
Owner 2:	JENNIFER WILSON B O'BRIEN
Owner 3:	LIVING TRUST

Street 1: 8 LAFAYETTE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JOHNSON VIJAY MOSES DEV -

Owner 2: -

Street 1: 8 LAFAYETTE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 3,972 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1912, having primarily Vinyl Exterior and 2669 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3972		Sq. Ft.	Site		0	80.	1.36	1									431,327						431,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							3972.000		893,000		4,500		431,300		1,328,800							
Total Card							0.091		893,000		4,500		431,300		1,328,800		Entered Lot Size					
Total Parcel							0.091		893,000		4,500		431,300		1,328,800		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		Parcel ID				USER DEFINED							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:	Prior Id # 2:	Prior Id # 3:	Print	Date	Time	Print	Date	Time	Print	Date	Time
2020	104	FV	887,600	4500	3,972.	431,300	1,323,400	1,323,400	Year End Roll	12/18/2019	1296											
2019	104	FV	775,200	4500	3,972.	458,300	1,238,000	1,238,000	Year End Roll	1/3/2019												
2018	104	FV	566,600	4500	3,972.	334,300	905,400	905,400	Year End Roll	12/20/2017												
2017	104	FV	305,100	4500	3,972.	291,100	600,700	600,700	Year End Roll	1/3/2017												
2016	104	FV	305,100	4500	3,972.	248,000	557,600	557,600	Year End	1/4/2016												
2015	104	FV	253,900	4500	3,972.	242,600	501,000	501,000	Year End Roll	12/11/2014												
2014	104	FV	253,900	4500	3,972.	199,500	457,900	457,900	Year End Roll	12/16/2013												
2013	104	FV	264,100	4500	3,972.	189,800	458,400	458,400		12/13/2012												

SALES INFORMATION									TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
JOHNSON VIJAY M	69058-39		3/27/2017			1,470,000	No	No									
NADEAU JAMES E-	67653-579		7/20/2016	Change>Sale		680,000	No	No									
	8948-160		1/1/1901	Family						N							

BUILDING PERMITS									ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/4/2020	473	Solar Pa	43,000	C					2/8/2018	SQ Returned	MM	Mary M
8/21/2019	1263	Porch	20,000	C					10/14/2017	Meas/Inspect	HS	Hanne S
5/29/2019	751	Insulate	1,815	C					2/3/2009	Meas/Inspect	294	PATRIOT
10/20/2016	1281	Inter Fi	125,000	O					9/21/1999	Meas/Inspect	243	PATRIOT
10/20/2016	1282	Inter Fi	125,000	O								
8/30/2016	2116	Heat App	12,000	C								
8/18/2016	2053	Add Bath	70,000	O								
7/20/2016	1019	Manual	5,000		7/20/2016							

 Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																	
Type:	12 - Multi-Conver			Full Bath:	4	Rating:	Very Good	PDAS.																																																																																																																					
Sty Ht:	2 - 2 Story			A Bath:		Rating:																																																																																																																							
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																																																																																																																							
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																																																																																																																							
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good																																																																																																																						
Prime Wall:	4 - Vinyl			A HBth:		Rating:																																																																																																																							
Sec Wall:		%		OthrFix:		Rating:																																																																																																																							
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																																																									
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Very Good	1st Res Grid Desc: Line 1 # Units: 2																																																																																																																					
Color:	LT. GREY			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																									
View / Desir:				Fpl:		Rating:																																																																																																																							
GENERAL INFORMATION				WSFlue:	1	Rating:	Average																																																																																																																						
Grade:	C - Average			CONDOS INFORMATION																																																																																																																									
Year Blt:	1912	Eff Yr Blt:	2016	Location:																																																																																																																									
Alt LUC:		Alt %:		Total Units:																																																																																																																									
Jurisdct:	G18	Fact:	.	Floor:																																																																																																																									
Const Mod:				% Own:																																																																																																																									
Lump Sum Adj:				Name:																																																																																																																									
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																	
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	0.3	%	Exterior:	No Unit	RMS	BRS	FL																																																																																																																	
Prim Int Wall:	2 - Plaster			Functional:				Interior:	2	5	2																																																																																																																		
Sec Int Wall:		%		Economic:				Additions:																																																																																																																					
Partition:	S - Typical			Special:				Kitchen:																																																																																																																					
Prim Floors:	3 - Hardwood			Override:				Baths:																																																																																																																					
Sec Floors:		%		Total:	0.3	%		Plumbing:																																																																																																																					
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																																																																																																																					
Subfloor:				Basic \$ / SQ:	160.00			Heating:																																																																																																																					
Bsmnt Gar:				Size Adj.:	1.08859646			General:																																																																																																																					
Electric:	3 - Typical			Const Adj.:	1.33636630			Totals:	2	10	4																																																																																																																		
Insulation:	2 - Typical			Adj \$ / SQ:	232.762																																																																																																																								
Int vs Ext:	S			Other Features:	187436																																																																																																																								
Heat Fuel:	2 - Gas			Grade Factor:	1.00																																																																																																																								
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																																																																																																																								
# Heat Sys:	2			NBHD Mod:																																																																																																																									
% Heated:	100	% AC:	100	LUC Factor:	1.00																																																																																																																								
Solar HW:	NO	Central Vac:	NO	Adj Total:	895732																																																																																																																								
% Com Wall		% Sprinkled:		Depreciation:	2687																																																																																																																								
				Depreciated Total:	893045																																																																																																																								
MOBILE HOME				WtAv\$/SQ:		AvRate:																																																																																																																							
Make:		Model:		Ind.Val:																																																																																																																									
SPEC FEATURES/YARD ITEMS				Serial #:		Year:																																																																																																																							
PARCEL ID 001.0-0004-0019.0																																																																																																																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																												
3	Garage	D	Y	1	19X14	F	AV	1930	21.96	T	40	104			3,500		3,500																																																																																																												
19	Patio	D	Y	1	24X28	F	AV	1960	2.53	T	40.8	104			1,000		1,000																																																																																																												
More: N	Total Yard Items:	4,500	Total Special Features:		Total:	4,500																																																																																																																							
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